

Unit 4 Avro Business Park, Mosquito Way, Christchurch, Avro Business Park, Mosquito Way, Christchurch, UK

Industrial

Phase 1 of this development comprises three terraces of new industrial buildings and the refurbishment and extension of an existing building to the rear of the site. The new units are of steel portal frame construction with silver composite mini-rib panels to all elevations with blue gutters and trims and matching double glazed windows and personnel doors. "Buff" coloured brickwork with dark brick feature soldier course is to ground floor storey height.

Accommodation

On Ground Floor only the Unit extends to 1,479 sq ft approx. and comprises the following:-
Separate WC Main Workshop

Features

- Three phase electricity
- Gas supply
- Separate WC
- Sectional insulated loading doors
- Internal eaves height approx. 5.1M
- On site car parking

Location

The development is located to the east of Christchurch town centre at the end of Grange Road which is accessed off the A337 and connects to the A35 Christchurch by-pass/Lyndhurst Road. The A35 connects with the main A338 dual carriageway via the A3060. The A338 also links to the A31 and the M27/M3 motorway networks beyond.

Area

1,479 ft² / 451 m² Measurements approximate

Rental

£18,000 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £14,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

33 energy rating Energy rating band B



Terms

A new minimum 6 year FR&I Lease can be granted subject to 3 yearly upwards only rent reviews.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.



(01202) 745442

STRICTLY SUBJECT TO CONTRACT • ALL MEASUREMENTS APPROXIMATE

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract.